

123 Evanscrest Way NW  
Calgary, Alberta

MLS # A2309867



## \$699,999

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Evanston               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,756 sq.ft.           | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.08 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Vinyl Plank                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame, Wood Siding                     | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Kitchen Island, Stone Counters |                   |     |

**Inclusions:** Lower level: microwave and refrigerator.

Welcome to this beautifully maintained detached home in the highly sought-after community of Evanston, offering comfort, functionality, and true move-in-ready living. Step inside to a spacious foyer that opens into a bright and inviting living room, perfect for relaxing or entertaining. The kitchen is thoughtfully designed with a central island, stainless steel appliances, and abundant cabinetry, all complemented by brand new vinyl plank flooring that flows throughout the main level. A convenient mudroom, pantry and 2-piece bathroom complete this floor. Upstairs, you'll find three generous bedrooms including a large primary retreat featuring its own private ensuite. Two additional bedrooms and a versatile bonus room provide the perfect space for a growing family, home office, or media area. The fully finished walk-up basement offers incredible flexibility with a kitchenette, flex room, and a full 4-piece bathroom, ideal for extended family and guests. Additional highlights include a double attached garage, brand new roof, fresh paint throughout, and meticulous pride of ownership at every turn. Located close to schools, parks, and a wide variety of shopping and retail amenities, this home combines convenience with exceptional value. A fantastic opportunity to own a truly move-in-ready home in one of NW Calgary's most desirable communities.